116.0	0010	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	614,100 / 614,100
					USE VALUE:	614,100 / 614,100
					ASSESSED:	614,100 / 614,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
270		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORIANS COLIN/LIDA
Owner 2:	
Owner 3:	
Street 1:	270 FOREST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ADEDEJI BOSEDE P -
Owner 2:	-
Street 1:	270 FOREST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,421 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1600 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5421.000	206,300		407,800	614,100
Total Card	0.124	206,300		407,800	614,100
Total Parcel	0.124	206,300		407,800	614,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.81 | /Parcel: 383.8

Legal Description

User Acct 75055

GIS Ref

GIS Ref

Insp Date 09/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 116.0-0010-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	206,300	0	5,421.	407,800	614,100	614,100	Year End Roll	12/18/2019
2019	101	FV	190,800	0	5,421.	413,700	604,500	604,500	Year End Roll	1/3/2019
2018	101	FV	186,100	0	5,421.	308,800	494,900	494,900	Year End Roll	12/20/2017
2017	101	FV	186,100	0	5,421.	279,700	465,800	465,800	Year End Roll	1/3/2017
2016	101	FV	186,100	0	5,421.	268,000	454,100	454,100	Year End	1/4/2016
2015	101	FV	174,500	0	5,421.	227,200	401,700	401,700	Year End Roll	12/11/2014
2014	101	FV	174,500	0	5,421.	215,600	390,100	390,100	Year End Roll	12/16/2013
2013	101	FV	174,500	0	5,421.	205,100	379,600	379,600		12/13/2012

!9061!

PRINT

Date	Time
12/10/20	23:34:49

LAST REV

Date	Time
09/27/18	17:28:24
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9061

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADEDEJI BOSEDE	47360-412		4/28/2006		360,000	No	No		
HIGGINS HELEN	22297-215		8/14/1992		164,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2016	21	Solar Pa	2,069		1/7/2016			solar panel instal
7/14/2015	948	Renovate	50,000		7/14/2015			Remodeling the kit
7/9/2013	1036	Wood Dec	9,000	C				
11/14/2012	1491	Manual	3,451	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Inspected	PH	Patrick H
9/4/2018	MEAS&NOTICE	BS	Barbara S
5/1/2014	External Ins	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
5/1/2013	Info Fm Prmt	EMK	Ellen K
1/20/2009	Meas/Inspect	294	PATRIOT
7/13/2006	MLS	HC	Helen Chinal
11/3/2000	Hearing N/C	201	PATRIOT
3/20/2000	Inspected	270	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5421		Sq. Ft.	Site		0	70.	1.07	5									407,843						407,800	

Total AC/HA: 0.12445 | Total SF/SM: 5421 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 407,843 | Spl Credit | Total: 407,800

USER DEFINED

Prior Id # 1:	75055
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	7 - PHOTOVOLTAIC		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00188005
Adj $ / SQ:	142.016
Other Features:	81017
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	298928
Depreciation:	92668
Depreciated Total:	206261

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

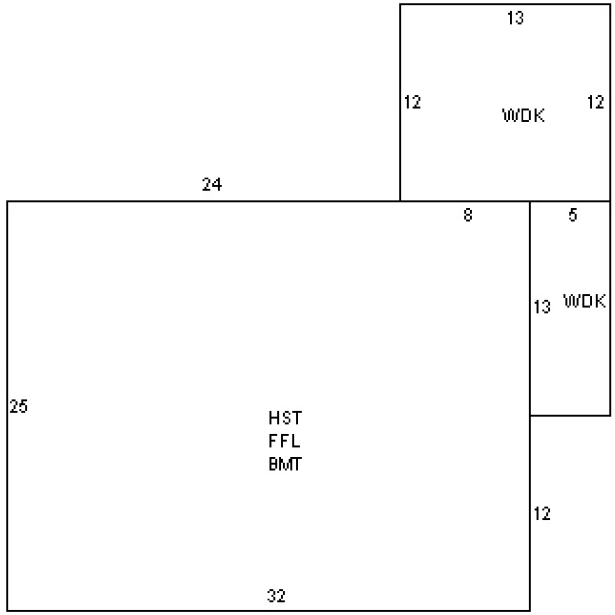
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	142.02
Special Features:	0	Val/Su Net:	92.89
Final Total:	206300	Val/Su SzAd	171.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	800	56.450	45,161
FFL	First Floor	800	142.020	113,613
HST	Half Story	400	142.020	56,807
WDK	Deck	221	10.540	2,330
	Net Sketched Area:	2,221	Total:	217,911
Size Ad	1200	Gross Are	2621	FinArea 1600

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0010-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: